

Chapter 18.36

ML LIGHT INDUSTRIAL DISTRICT

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18.36.010 Purpose of district.

The ML light industrial district is intended to provide areas for research, administrative, lighter manufacturing, wholesale and heavy service commercial uses not suitable to commercial districts. (Ord. 997 N.S. § 1 (part), 1990: Ord. 559 N.S. § A (part), 1981)

18.36.020 Permitted uses.

The following uses shall be permitted in the ML light industrial district:

- A. Administrative and executive offices;
- B. Medical, dental, research, experimental, film or testing laboratories;
- C. Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones, but not including such operations as saw and planing mills, nor any manufacturing uses involving primary production of wood, metal or chemical products from raw materials;
- D. Manufacture of electric and electronic instruments and devises;
- E. Agriculture, including agricultural nurseries, except the raising of animals or fowl for commercial purposes;
- F. Wholesale;
- G. Minor motor vehicle repair;
- H. Adult businesses, as defined by Sections 18.04.018.2 et seq. and 18.48.170 and 18.48.180 of this title, subject to receipt and maintenance in good standing of a police permit pursuant to Sections 5.60.010 et seq. of the Municipal Code.
- I. Print, photo copy and lithographic shops;

J. Retail or wholesale sales to bona fide employees provided such sales are less than two percent of the total sales volume. (Ord. 1473 N.S. § 31, 2000; Ord. 1415 N.S. § 23, 1998; Ord. 1323 N.S. § 12, 1997; Ord. 1215 N.S. § 32, 1995; Ord. 1150 N.S. § 3 (B), 1993; Ord. 1135 § 34, 1993; Ord. 1055 N.S. § B, 1991; Ord. 1025 N.S. § 3, 1991; Ord. 997 § 1 (part), 1990; Ord. 559 N.S. § A (part), 1981)

18.36.030 Conditional uses.

The following uses may be conditionally allowed in the ML light industrial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Sales of goods manufactured, processed or assembled on the premises;
- B. Any use allowed by right or conditionally allowed in the CG general commercial district, which is ancillary to and supportive of permitted uses in the ML zone, excluding retail sales other than those listed in subsection A of this section;
- C. Public or quasi-public uses of an educational, vocational or recreational nature;
- D. Public utility buildings and service yards;
- E. Warehouses and distribution depot facilities;
- F. Animal hospitals and veterinary clinics;
- G. Upholstery shops;
- H. Mini-storage facilities;
- I. Major motor vehicle repair;
- J. Extensive retail, including sales, rental, display, storage and related repair and servicing of bulky commodities including:
 - 1. Carpeting and floor covering,
 - 2. Catalog and mail order sales,
 - 3. Catering and party rentals,
 - 4. Construction equipment and machinery,
 - 5. Garden and farm equipment,
 - 6. Heating, ventilating, air conditioning, and other mechanical equipment and supplies,
 - 7. Kitchen, bathroom and plumbing appliances, equipment and supplies,
 - 8. Lumber and building materials,
 - 9. Office furniture, equipment and machinery, including computers, and
 - 10. Household furniture provided that the following conditions (a) through (e) are met:
 - a. The floor area of extensive retail uses devoted to retail display and sales, in the aggregate, occupies no more than fifteen percent of the gross floor area of the building and the areas devoted to retail sales and display are separated from other portions of the uses by permanent walls. However, the planning commission may authorize an increase to a maximum of twenty-five

percent of the gross floor area of a building for retail display and sales when it finds that, due to exceptional circumstances associated with the building or the existing and/or proposed extensive retail uses of the building, such an increase is warranted,

b. Such uses are conducted within a completely enclosed building with a gross floor area of at least five thousand square feet,

c. Such uses are served by on-site employee and customer parking consistent with the requirements of Chapter 18.50 of Division I of this title,

d. Such uses maintain the industrial character (including signs) of the district,

e. Such uses are not located within one hundred feet of any residential district;

K. Auction houses;

L. Business services, such as accounting, advertising and direct mail, credit reporting, data processing, employment agencies, janitorial supplies and services, messenger, courier and delivery services, travel agencies, packaging and labeling, photocopying and blueprinting and stenographic services;

M. Reverse vending machines and recycling centers as defined in Public Resources Code Section 14420.5 and 14520;

N. Wholesale electrical, plumbing, cabinet and heating shops;

O. Religious institutions;

P. Home improvement centers;

Q. Caretakers units;

R. Commercial recreation;

S. Any other use which the planning commission finds to be of similar nature to the permitted uses and conditional uses specified in this chapter for the ML zoning district. (Ord. 1473 N.S. § 33, 2000; Ord. 1323 N.S. §§ 11 & 13, 1997; Ord. 1215 N.S. § 33, 1995; Ord. 1135 N.S. §§ 35--38, 1993; Ord. 1055 N.S. § III C, 1991; Ord. 1025 N.S. § 1, 1991; Ord. 997 N.S. § 1, 1990; Ord. 899 N.S. § 2 (part), 1989; Ord. 839 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

18.36.035 Prohibited uses.

The following uses are prohibited from locating in the ML light industrial zoning district:

A. All Group I occupancies;

B. All Group E occupancies which involve day care, mentally retarded persons (profoundly or severely), or non-ambulatory persons. For the purpose of this section, these uses

shall be as defined by the Uniform Building Code with state of California amendments, as amended and as adopted by the city. (Ord. 1025 N.S. § 4, 1991)

18.36.040 Site development standards.

A. The following site development standards shall apply in the ML light industrial district:

1. Minimum lot area, twenty thousand square feet;
2. Minimum lot width, one hundred feet;
3. Minimum lot depth, one hundred feet;
4. Maximum building coverage, fifty percent;
5. Minimum setbacks;
 - a. Front, thirty feet,
 - b. Rear, twenty feet,
 - c. Side, ten feet;
6. Maximum height, fifty feet.

B. Areas used for outdoor sales and display shall meet the minimum design standards applicable to off-street parking facilities with respect to paving, grading, drainage, access to public streets, safety and protective features, lighting, landscaping, and visual screening.

C. On any portion of a site in the ML district which abuts a lot in any residential zoning district, a minimum interior yard of thirty feet shall be required, and a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line. At least ten feet of the interior yard width shall be planted and maintained as a landscaped screen.

D. All uses, whether permitted or conditional, shall be constructed in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the performance standards of Chapter 18.48 of this title.

E. All signs shall be subject to the limitations stated in Chapter 18.76 of this title.

F. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.

G. Cul-de-sac lot width, minimum of eighty feet as measured along the front property line.

H. Where any lot in the light industrial district abuts residentially zoned property, a thirty-foot minimum setback shall apply.

I. For parcels of less than forty thousand square feet in area, a joint mutual access agreement between adjoining parcels may be required for reasonable vehicular and pedestrian passage. (Ord. 1180 §§ 1, 2, 3 1994; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)